

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 11, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 11, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 4, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 4, 2014. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated December 3, 2014 listing property acquisitions, not in excess of \$5,000, processed during the month of November 2014.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 14-302-A ***Transaction/Contract Type:*** AG / Purchase of Develop. Rights

Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposed purchase at 9:31 a.m. and concluded at 9:45 a.m.

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Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-301	Transaction/Contract Type:	AE / New Contract
Project Number:	BI-CTC-471	Origin/Client:	DCS/BOR
Contract:	BI-CTC-471-CA		
Consultant:	The Morganti Group, Inc.		
Property:	Quinebaug Valley Community College, Danielson		
Project Purpose:	New Manufacturing Center Project		
Item Purpose:	New contract to compensate the consultant for construction administration services from the schematic design phase through the completion of construction. The scope of work is also intended to include PmWeb and commissioning services.		

Staff reported that, in general, the project involves the design and construction of a new 10,000 GSF manufacturing lab at Quinebaug Valley Community College (“QVCC”). The overall project scope is based on the 2013 “Manufacturing Site Feasibility Study” prepared by Silver Petrucelli & Associates, Inc. The project is intended to also include but not be limited to extending the north perimeter parking lot, creation of a new loading dock area, utilizing renewable energy resources within the design, converting the existing plastics lab into academic classrooms and coordinating the layout of new MEP and HVAC infrastructure to accommodate the addition. Lastly, this project will include the transfer of existing equipment from H.H. Ellis THS over to QVCC.

In May 2013 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administration Consultant Teams related to the Quinebaug Valley Community College New Manufacturing Center Project. DCS elicited seven (7) responses to the advertisement of which all but one of the respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. These firms were: The Morganti Group, Inc.; Newfield Construction, Inc.; Parson Brinkerhoff, Inc.; and Tri-Con Construction Managers, LLC. The State Selection Panel consisted of 3 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified The Morganti Group, Inc. (“MGI”) as the most qualified firm.

This contract is for Construction Administration Consultant Team Services for the completion of the Quinebaug Valley Community College New Manufacturing Center Project from the schematic document design phase until the completion of construction. The overall compensation rate for this basic service is \$242,149 as well as an additional \$31,000 for special services. As such the total project fee is \$273,149. The special services detailed in the project scope include commissioning services and PM Web Licenses. DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to Public Act 11-1 Section 32 by the State Bond Commission in March 2012.

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Staff recommended that the Board approve the contract for The Morganti Group, Inc. to provide design and construction related CA services at the Quinebaug Valley Community College New Manufacturing Center Project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-301– Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-301. The motion passed unanimously.

PRB FILE #14-302-A– Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #14-302-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary